

056.A

0001

0003.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

166,200 / 166,200

USE VALUE:

166,200 / 166,200

ASSESSED:

166,200 / 166,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	MARINO STEPHEN D & MARY F	Unit #:	3
Owner 2:	TRS/MARINO FAMILY LIVING TRUST		
Owner 3:			

Street 1: 299 LEXINGTON ST UNIT 78

Street 2:

Twn/City: WOBURN

St/Prov: MA Cntry: Own Occ: N

Postal: 01801 Type:

PREVIOUS OWNER

Owner 1:	MARINO STEPHEN D & MARY F -
Owner 2:	-

Street 1: 6 BERKELEY ST

Twn/City: READING

St/Prov: MA Cntry:

Postal: 01867

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo

with a Condo Garden Building built about 1965, having

primarily Wood Shingle Exterior and 400 Square Feet, with 1

Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	166,200			166,200			149752
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/10/17		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	161,700	0	.	.	161,700	161,700	Year End Roll	12/18/2019
2019	102	FV	141,600	0	.	.	141,600	141,600	Year End Roll	1/3/2019
2018	102	FV	118,700	0	.	.	118,700	118,700	Year End Roll	12/20/2017
2017	102	FV	111,100	0	.	.	111,100	111,100	Year End Roll	1/3/2017
2016	102	FV	111,100	0	.	.	111,100	111,100	Year End	1/4/2016
2015	102	FV	105,400	0	.	.	105,400	105,400	Year End Roll	12/11/2014
2014	102	FV	101,700	0	.	.	101,700	101,700	Year End Roll	12/16/2013
2013	102	FV	101,700	0	.	.	101,700	101,700		12/13/2012

SALES INFORMATION		TAX DISTRICT		Parcel ID		PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARINO STEPHEN	69710-90		8/1/2017	Convenience		10	No	No	
POMPANO PROPERT	69688-549		7/28/2017	Convenience		10	No	No	
MARINO STEPHEN	53647-93		10/7/2009	Family		10	No	No	
FARREL JUNE R &	33435-559		8/17/2001	Family		1	No	No	
	18648-396		10/1/1987		85,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
4/14/2020												JO	Jenny O					
7/30/2018												MM	Mary M					
10/10/2017												DGM	D Mann					
5/6/2000												197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			Building Number 1.																	
Sty Ht: 1 - 1 Story				A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 1 - Concrete				A 3QBth:	Rating:																				
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average																				
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																				
Sec Wall: %				OthrFix:	Rating:																				
Roof Struct: 1 - Gable				OTHER FEATURES																					
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																				
Color: BRICK				A Kits:	Rating:																				
View / Desir: B - FAIR-				Fpl: 0	Rating: Average																				
GENERAL INFORMATION								WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																					
Year Blt: 1965	Eff Yr Blt:			Location: R - Rear																					
Alt LUC:		Alt %:		Total Units:																					
Jurisdict:		Fact:	.	Floor: 1 - 1st Floor																					
Const Mod:				% Own: 0.466899991																					
Lump Sum Adj:				Name: 24 - 6039																					
INTERIOR INFORMATION								REMODELING				RES BREAKDOWN													
Avg Ht/FL: STD				Exterior:				No Unit	RMS	BRS	FL														
Prim Int Wall: 2 - Plaster				Interior:				1	2	1	0														
Sec Int Wall: %				Additions:																					
Partition: T - Typical				Kitchen:																					
Prim Floors: 3 - Hardwood				Baths:																					
Sec Floors: %				Plumbing:																					
Bsmnt Flr:				Electric:																					
Subfloor:				Heating:																					
Bsmnt Gar:				General:																					
Electric: 3 - Typical				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL									
Insulation: 2 - Typical				Basic \$ / SQ: 320.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Int vs Ext: S				Size Adj.: 2.00000000									GLA	Gross Liv Ar	400	516.970	206,786								
Heat Fuel: 3 - Electric				Const Adj.: 0.80775923																					
Heat Type: 6 - Elec Base/B				Adj \$ / SQ: 516.966																					
# Heat Sys: 1				Other Features: 32640																					
% Heated: 100		% AC: 100		Grade Factor: 1.00																					
Solar HW: NO		Central Vac: NO		NBHD Inf: 1.00000000																					
% Com Wall		% Sprinkled:		NBHD Mod:																					
				LUC Factor: 1.00																					
				Adj Total: 239426																					
				Depreciation: 73264																					
				Deprecated Total: 166162																					
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val												Net Sketched Area: 400	Total: 206,786						
Make: [] Model: [] Serial #: [] Year: [] Color: []																	Size Ad	400	Gross Are	400	FinArea	400			
SPEC FEATURES/YARD ITEMS								PARCEL ID 056.A-0001-0003.0								IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N					Total Yard Items:				Total Special Features:										Total:						